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R05-13-R-002

Stephen N. Cassin, AICP
Director

November 30, 2012

Mr. Don West
Environmental Management Support, Inc.
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Re: FY2013 Brownfields Grant Proposal
\$1,000,000 U.S. EPA Brownfields RLF Grant
Macomb County, Michigan

Dear Mr. West:

Macomb County (the County) is submitting the enclosed application for an EPA Revolving Loan Fund (RLF) Grant in the amount of \$1,000,000, with \$750,000 for Hazardous Substances and \$250,000 for Petroleum. Macomb County, located in southeast Michigan next to Detroit and Lake St. Clair, is the third most populated county in Michigan.

Macomb County's manufacturing base has always driven its economy. When America entered World War-II, Michigan's combined engineering/manufacturing resources were converted to defense production; and President Roosevelt proclaimed the state to be the *Arsenal of Democracy*. Macomb County was at the heart of this growth. After the war ended, the auto industry quickly converted its factories back to production of civilian vehicles. The empty smokestacks now cast an ominous shadow and one is quickly reminded of the struggles of the auto companies and their suppliers over the last decade.

Urban communities in south Macomb County in particular are suffering from the effects of the auto industry's decade of demise and census tracts in three South Macomb communities (Eastpointe, #2589; Warren, #2640; and Mt Clemens, #2450) represent some of the hardest hit. These areas were hit by a perfect storm of population decline (approx. 3.0 to 5.8% population loss), high unemployment (16.8 to 26.9%), and low per capita income (\$15,203 to \$19,234) resulting from the loss of manufacturing. These communities also have some of the highest African American populations in the County (33-47%) creating an environmental injustice by inequitably burdening the struggling low-income and minority population in the County with a majority of the major brownfields, in their own backyards.

Over the last few years, the County has found a way to revitalize the economy, create jobs and utilize its skilled workforce through partnerships with federal government. A technologically advanced defense industry known as the *Arsenal of Innovation* is now growing in the County. Through the use federal defense grants and previously awarded \$600,000 in EPA Brownfield Assessment Grants, the County has successfully leveraged funds to spur redevelopment at previously defunct manufacturing properties. However, the Brownfield assessment funds have been entirely expended and a financial "bridge" is desperately needed for developers to conduct cleanups at assessed sites to address human health threats at the County's targeted sites and continue to put these properties back to productive use.


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The requested RLF funds will build on the momentum of the County's existing Brownfield program and continue the growth of the County's new *ARSENAL OF INNOVATION* industry. The RLF grant will help Macomb County conduct cleanups that will ultimately spur redevelopment, create jobs and address environmental injustice concerns for the County's low-income, minority residents threatened by neighboring, contaminated brownfields.

The following applicant information is provided as part of the Grant Application:

- a. Applicant Identification: Macomb County
Department of Planning and Economic Development
One S. Main Street, 7th. Floor
Mount Clemens, Michigan 48043
- b. Dun and Bradstreet (DUNS): 026544713
- c. Funding Requested:
 - (i) Grant type: RLF
 - (ii) Federal Funds Requested: \$1,000,000
 - (iii) Contamination: Hazardous Substances (\$750,000 haz, \$250,000 petro)
- d. Location: Macomb County, Michigan
- e. Contacts:
 - (i) **Project Director:** Mr. Stephen Cassin, Executive Director
Department of Planning and Economic Development
One S. Main Street, 7th. Floor
Mount Clemens, Michigan 48043
Phone: (586) 469-5285, email: stephen.cassin@macombgov.org
 - (ii) **Project Manger:** Mr. Jeffrey Schroeder
Department of Planning and Economic Development
One S. Main Street, 7th. Floor
Mount Clemens, Michigan 48043
Phone: (586) 469-5064; email: jeff.schroeder@macombgov.org
- f. Date Submitted: November 30, 2012
- g. Project Period: Five years
- h. Population: 840,978 (*U.S. Census Bureau 2010*)
- i. Special Considerations Checklist: Attached

Sincerely,



Stephen N. Cassin, AICP
Director

cc: Distribution: Ms. Deborah Orr, EPA Region 5 (one photocopy)



**NARRATIVE PROPOSAL AND PROJECT DESCRIPTION FY2013
UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA)
HAZARDOUS SUBSTANCES & PETROLEUM
REVOLVING LOAN FUND GRANT**

RANKING CRITERIA FOR REVOLVING LOAN FUND GRANTS

1. Community Need: Macomb County (the County) is situated in southeast Michigan, adjoining Detroit and Lake St Clair. Over the last decade, Macomb County's southern manufacturing and business corridor areas experienced dramatic population loss (approx. -5%) and unprecedented unemployment (20-27%; Section 1.b.1). The negative effects of job loss and population loss have created an environmental injustice by inequitably burdening the remaining low-income and minority population in South Macomb with a majority of the major brownfields.

Macomb County's manufacturing base has always driven its economy. When America entered World War-II, Michigan's combined engineering/manufacturing resources were converted to defense production; and President Roosevelt proclaimed the state to be the ***Arsenal of Democracy***. Macomb County was at the heart of this growth. After the war ended, the auto industry quickly converted its factories back to production of civilian vehicles. The empty smokestacks now cast an ominous shadow and one is quickly reminded of the struggles of the auto companies and their suppliers over the last decade.

Urban communities in south Macomb County in particular are suffering from the effects of the auto industry's decade of demise and census tracts in three South Macomb communities (Eastpointe, #2589; Warren, #2640; and Mt Clemens, #2450) represent some of the hardest hit. These areas were hit by a perfect storm of population decline (approx. 3.0 to 5.8% population loss), high unemployment (16.8 to 26.9%), and low per capita income (\$15,203 to \$19,234) resulting from the loss of manufacturing. These communities also have some of the highest African American populations in the County (33-47%) creating an environmental injustice by inequitably burdening the struggling low-income and minority population in the County with a majority of the major brownfields, in their own backyards.

a.i) Health, Welfare and Environment: Over 80% of the more than 800 brownfields identified in the County by the Michigan Department of Environmental Quality (MDEQ) are located in south Macomb County's manufacturing region and along the business corridors, which adjoin various low-income neighborhoods. The negative health, welfare, and environmental impacts of these brownfields on the area's air, soil, groundwater, surface water, ecology, and human populations have created a significant environmental justice disparity in these neighborhoods (demographic data in Section 1.b).

The overriding health and welfare concern is the sheer number of brownfields located within predominantly low income, minority neighborhoods in south Macomb. African Americans living in south Macomb are four times more likely to be hospitalized for asthma than Caucasians, as are the children from these impoverished areas versus those in higher income areas of Michigan (*Michigan Department of Community Health, Disparities in Michigan's Asthma Burden, 2005*). Infant mortality rates (per 1,000 live births) for African Americans (33) in the County's urban manufacturing communities are over two times the average rate, and the Michigan Department of Community Health (MDCH) found that infant mortality rates are directly related to poverty levels (higher poverty rates correspond to higher infant mortality rates) (*Michigan Department of Community Health, 2008-2010*). Impoverished and minority populations in south Macomb County (e.g. Warren, Eastpointe) also often suffer from additional health concerns (poor nutrition, etc.) which intensify brownfields related health concerns.

Contaminated brownfields in the urban areas of the County have had an overwhelming impact on its residents, especially the economically disadvantaged. Macomb County has the third highest



number (43) of elevated blood lead levels (BLLs) in children above 10 µg/dL and the third highest number (9) of BLLs of adults above 25 µg/dL in the state, according to MDCH 2010 Annual Report on Blood Lead Levels in Michigan. The source of 83.3% of the elevated BLL adult cases were related to the construction and manufacturing industries; most of which are located in southern Macomb County and along the Gratiot Avenue and Groesbeck Highway corridors. Minority children in low income areas of the County (e.g. CTs 2450, 2640) that live in old, deteriorating homes are disproportionately exposed to lead through the ingestion or inhalation of paint flakes and dust from lead-based paint. Another concerning statistic is the County's age-adjusted death rates for cancer. Macomb County's age-adjusted rate for all cancer deaths, 189.7, is well over the US rate, 178.7 (National Cancer Institute, State Cancer Profiles for Michigan by County, 2005-2009).

The County's existing EPA Assessment Grant program (Section 2.c.iii) identified over 200 potential brownfields, which include numerous circa-1940's vacant industrial and manufacturing buildings located in south Macomb County (e.g. cities of Warren, Center Line, and Eastpointe). The County's suppliers were hit hard by the struggles of the automotive industry in 2008/2009. Numerous manufacturers, tool-n-die shops, and auto-suppliers could not sustain the lack of production during this period and had to close their doors. Other brownfields include gasoline stations, automotive sales and repair, dry cleaners, auto body shops, metal scrap yards, and salvage yards in the business corridors along two of the County's north-south thoroughfares: Van Dyke (M-53), Gratiot Avenue (M-3), and Groesbeck Highway (M-97). These high-traffic roadways transect the County's low-income, sensitive populations (minorities, unemployed, and the elderly) as discussed in Section 1.b. These neighborhoods adjoin numerous brownfields and old/abandoned buildings along the business corridor roads. The following four, high priority target sites provide examples of the threats posed by the County's brownfields and demonstrate the need for EPA RLF funds to help clean them up.

<u>Site and Sensitive Receptors</u>	<u>Contaminants</u>	<u>Exposure & Health Effects</u>
<u>SOUTH INDUSTRIAL REGION</u> - abandoned manufacturing, tool-n-die, plating operations: 21500-23655 Hoover, Warren 23328-23404 Sherwood, Warren 24326 Sherwood, Center Line 14614 E. 9 Mile Rd, Eastpointe Warren: CT 2640, 2684 Warren/Center Line: CTs 2638, 2681 Eastpointe: CT 2589	cadmium, lead, copper, nickel, zinc, volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs)	<i>Exposure:</i> Particulate inhalation/ingestion, direct contact, vapor intrusion <i>Health:</i> headaches, respiratory problems, asthma, allergic reaction, nerve damage, liver/kidney damage, birth defects, miscarriage
<i>Sensitive receptors:</i> Affects the County's highest poverty rate/minority area; Adjoins schools such as Lincoln Elementary, Middle, and High Schools, Van Dyke Public School, John F Kennedy Elementary; Adjoins Wiegand and Jaycee public parks; abandoned industrial buildings attract children and support illegal activity.		
<u>BUSINESS CORRIDORS</u> - numerous vacant auto service/repairs bldgs, dry cleaners, machining, and tool&die shops along Gratiot, Groesbeck, and Van Dyke. South Macomb County: CTs 2589, 2684	asbestos, heavy metals, VOCs, chlorinated solvents	<i>Exposure:</i> Inhalation, vapor intrusion, direct contact <i>Health:</i> asbestosis, mesothelioma, respiratory problems, cancer, nerve and liver damage birth defects
<i>Sensitive receptors:</i> Abandoned businesses along Gratiot and Groesbeck roadways adjoins impoverished neighborhoods, area students, churches, Red Run Drain		



<u>Site and Sensitive Receptors</u>	<u>Contaminants</u>	<u>Exposure & Health Effects</u>
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<u>CLINTON RIVER LANDFILL SITES</u> (> 100 landfill containing abandoned packing facility and the Utica brownstones site) Utica/Shelby Twp: CTs 2258, 2281	Methane gas, polychlorinated biphenyls (PCBs), heavy metals, VOCs, PAHs	<i>Exposure:</i> explosion, particulate inhalation, direct contact <i>Health:</i> asphyxiation, respiratory problems, anemia, gastrointestinal and reproductive system damage, cancer, liver/kidney damage
<i>Sensitive receptors:</i> Explosive gas and exposed waste pile present next to Eppler Junior High School; contaminated groundwater venting to Clinton River which flows through public park; abandoned brownstone project is a public safety concern for nearby children.		
<u>FORMER SUGAR BEET FACTORY SITE</u> 24591 N. River Road, Mt Clemens Mt Clemens: CT 2450	arsenic, lead, chlorinated-VOCs, PAHs	<i>Exposure:</i> Inhalation, vapor intrusion, direct contact <i>Health:</i> headaches, respiratory problems, nerve and liver damage, birth defects, miscarriage
<i>Sensitive receptors:</i> Located adjacent to high poverty, low income neighborhood and Clinton River; Nearby Schools - Martin Lutheran King and Trinity Lutheran School; Nearby Parks- MacArthur and Shadyside Parks.		

An additional 400 contaminated sites and 300 brownfields are suspected in the County's industrial and business district a, including the Clinton River landfills. The landfill and former manufacturing sites, dry cleaners, and gasoline service stations are of particular concern because of methane and other vapor intrusion threats to occupied structures both on-site and off-site. Many of these sites contain abandoned buildings, such as the abandoned Utica brownstones project along Clinton River, which pose a health and safety threats to residents (particularly children) and create refuges for criminal activity.

The other major health, welfare, and environmental concern are the threats posed by Macomb County's brownfields to Lake St. Clair. Most of these site are located in the manufacturing and business corridor areas (e.g. Gratiot Avenue), approximately two miles from Lake St. Clair, part of the Great Lakes system. Illicit discharges of industrial wastes and other contaminated stormwater runoff from the County's dilapidated and vacant industrial buildings is a major concern for Lake St. Clair and its watershed. The contamination poses a threat to both aquatic life and nearby residents in low-income, high-minority neighborhoods. Contamination poses a threat (via direct contact and ingestion) to underprivileged neighborhood children who play on the Lake beaches because they do not have access to other affordable recreational opportunities.

1.b.i) Financial Need: Michigan was one of only two states in the nation that experienced a population decrease (-956) from July 2010 to Jul 2011 (US Census). Southeast Michigan contributed the most to the decreasing population trend. According to the Southeast Michigan



Council of Governments (SEMCOG), from 2000 to 2010, the population in Southeast Michigan decreased by 128,625 people, or -2.7%. Although Macomb County experienced a total population increase (6.7%), the growth occurred in the northern portion of the County and was attributed to the “mass exodus” urban sprawl out of the southern manufacturing areas in Eastpointe, Mt. Clemens, Warren, and Center Line. The declining population, unemployment, and poverty conditions in the County’s southern communities (Eastpointe, Mt. Clemens, Warren) are far worse than the rest of the County, State, and U.S. (see table):

	Eastpointe	Mt. Clemens	Warren	Macomb County	Michigan	U.S.
2010 Population ¹	32,442	16,314	134,056	840,978	9,883,640	308,745,538
Population Change 2000-2010 ¹	-4.8%	-5.8%	-3.0%	6.7%	-0.6%	9.7%
% Unemployment	20.3% ¹	13.9% ¹	16.5% ¹	10.7% ²	9.3% ²	7.9% ²
% Below Poverty	22.9% ¹	21.5% ¹	18.0% ¹	16.7% ¹	14.8% ¹	13.8% ³
% Minority	36.7 ¹	30% ¹	18.9 ¹	17.8% ¹	21.1% ¹	27.6% ¹
¹ Data from 2010 U.S. Census and is available at www.census.gov						
² Data from Bureau of Labor Statistics (Oct 2012) and is available at www.bls.gov						

The declining population and decreased tax revenues in these degrading areas is limiting the financial means to address brownfields, which is creating economic and health hardships on the remaining low income, minority populations that do not have the resources to relocate. Micro-communities in south Macomb County, such as Center Line (population 8,257; 2010 US Census) are especially affected by limited tax revenues. The table below provides data for Census Tracts (CTs) in the County’s targeted brownfield areas where minority populations (Black/African American) are experiencing first-hand the devastating effects of significantly high unemployment rates and reduced income:

	US Average	CENSUS TRACT (CT) #s					
		2450	2589	2638	2640	2681	2684
		Mt. Clemens	Eastpointe	Warren	Warren	Center Line	Warren
% Below Poverty Line ¹	13.8%	33.5%	16.0%	28.2%	33.5%	24.6%	22.3%
% Black or African American ¹	12.6%	47.8%	35.4%	27.5%	35.6%	18.5%	14.6%
% Unemployment ¹	7.9%	26.9%	16.8%	22.5%	18.3%	10.9%	21.8%
Percent with Food Stamps ¹	9.3%	34.4%	22.7%	30.6%	23.9%	23.0%	22.1%
Per Capita Income ²	\$27,334	\$17,885	\$19,234	\$15,203	\$13,449	\$22,163	\$16,652
Median Household Income ²	\$51,914	\$21,604	\$36,902	\$28,241	\$31,493	\$40,864	\$35,608
¹ Data from 2010 U.S. Census and is available at www.census.gov							
² Data from 2006-2010 American Community Survey and is available at factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml							

The data show the classic effects of urban sprawl and unemployment: increased populations of low-income minority citizens, increased dependency on food stamp programs, and higher numbers of abandoned and vacant houses. In a majority of these neighborhoods, the poverty and



income disparity is two to three times the national averages. The decrease in property values due to the presence of so many brownfields in and near these neighborhoods attracts the economically disadvantaged to areas of low housing costs and inhibits the equity growth for those that do own homes. This is a classic example of environmental injustice made worse because these residents are exposed to more health-impairing pollution while struggling to earn enough money to simply pay their bills, ultimately depending more and more on public services (i.e., public assistance, unemployment benefits, medical benefits, etc.), which the County and state are struggling to provide.

A perfect storm of a declining property values, fewer jobs, fewer industrial tax payers, and declining state revenue sharing has put a severe squeeze on the County's revenues and budget. The County's primary source of revenue (57%) is property taxes. Unfortunately, the property values have declined 25.4% over the last five years creating significant financial cutbacks in public services. State revenue sharing will also be cut by 25% (\$4M) in 2013 which will add to the financial hardship of the County. Although the County has a brownfield program based on its EPA Assessment Grants and Brownfield Redevelopment Authority, it has no funds to conduct environmental response actions needed to complete brownfield redevelopments and address cleanups in urban core neighborhoods.

2. Project Description and Feasibility of Success

a. Program Description: *i.)* Macomb County has an established and successful brownfield redevelopment program that utilizes local tax increment financing (TIF) and EPA Hazardous Substances and Petroleum Assessment Grants. Since 2005, the County brownfield program has secured a total of \$600,000 in EPA Assessment grants, which supported at least 30 brownfield projects. These projects were projected to create/retain over 3,000 jobs and add over \$170 million investment into the County.

The County's available brownfield cleanup and redevelopment resources, primarily TIF, are generally reimbursement in nature. The role of the Assessment Grants was to provide cash assistance for site assessments, which generally must occur at the beginning of the project when financing is most difficult. Similarly, an RLF Grant will provide cash loans to fund environmental response actions, which also occur at the beginning of a redevelopment project. TIF or developer equity can be used to repay the RLF loan. Use of the RLF Grant will be prioritized to cleanup and redevelop brownfields in the target neighborhoods described in Section 1. This approach will help achieve the County's redevelopment strategy to: 1) provide affordable housing; 2) provide a suitable living environment; and 3) expand economic opportunities. The RLF Grant program can help achieve a number of the supporting objectives, such as creating a sustainable economy, reinvesting in older areas of the County, revitalizing neighborhoods with a range of housing and lifestyle choices, redeveloping abandoned properties, cleaning up brownfields, ensuring environmental justice for all, protecting and revitalizing natural resources and greenspace, and creating recreational opportunities.

The key to a successfully revolving RLF program will be selecting the right projects and loan recipients and applying appropriate safeguards to ensure that RLF loans will be repaid in the shortest period possible. Loans will be made only to borrowers (see selection discussion below) who can demonstrate the following: 1) financial stability; 2) economic viability of their project; 3) sufficient project cash flow or incremental taxes to repay the loan; and 4) eligibility of the project site and response activities for RLF funding. No RLF loan will be made until a Development Agreement, spelling out the developer/borrower's and Grantee's obligations and commitments, is negotiated. Borrowers also must agree to loan terms and security agreements that safeguard loan repayment. Loan repayment periods will be the shortest possible without placing project economics in jeopardy. To maximize resolvability, subgrants are not anticipated.

The RLF grant will be used to provide loan products for priority sites where residential, commercial, or industrial projects will reduce threats to human health and the environment and generate new tax revenue, housing, jobs, recreational opportunities, and/or greenspace. The County expects RLF loans to be at least \$100,000, which is a reasonable threshold to account

for the level of effort and cost to process a typical loan. Interest will be based on the level of risk associated with the loan, project economics, borrower credit worthiness, repayment schedule, likelihood of cleanup success, and priority of the project. Interest rates will range from 0% to 5%. Typical loan terms will be 3 to 15 years, with provision for a 1 to 3 year payment deferral to allow project completion and generation of positive cash flow or tax increment revenues. Loan guarantees and/or security in the form of bonds, letters of credit, or mortgages will be required to collateralize a developer's failure to repay the loan.

Projects will be selected first on eligibility of the borrower and site for RLF Grant funding. The next selection criterion will be project quality and whether the project meets the objectives of the County's brownfield redevelopment plan. Prospective borrowers must demonstrate the economic viability of the project and their own financial stability. Borrowers must provide three years reviewed or audited financial statements and demonstrate that the project is economically viable through market studies or other empirical evidence, and provide project *pro formas* that demonstrate return on investment and cash flow sufficient to support the project and loan repayments. Developers also must provide evidence of sufficient capital (equity plus borrowing) to finance the project.

If the site is determined eligible for RLF funding, the project and requested loan will be evaluated by the County's RLF management team (see Section 2.a.iii for a detailed description of team members and roles). The RLF management team initially will review the submissions for developer and project financial viability; and the environmental consultant will review the proposed environmental activities, eligibilities, and costs. The following other factors will also be evaluated: adherence to the County's brownfield redevelopment strategy, zoning, land use, etc., potential for job creation and retention; reuse of infrastructure and incorporation of sustainability components, and open space creation or preservation. If approved by the RLF management team, the loan will be forwarded to the County BRA for final approval.

After project approval, the Project Manager, supported by the Financial Manager, environmental consultant and legal counsel, will prepare and negotiate the loan agreement, security agreement, development agreement, promissory note, and mortgage (if applicable). The environmental consultant will prepare the grant documents such as Quality Assurance Project Plan (QAPP), Analysis of Brownfield Cleanup Alternatives (ABCA), Community Involvement Plan, and Decision Memorandum), help establish a document repository, and coordinate a 30-day ABCA public comment period. After closing the loan, the Project Manager and environmental consultant will review and monitor the following: 1) preparation of bid plans and specifications (to ensure task eligibility, facilitate pay request reviews and approvals, and requirements for compliance with Davis-Bacon and federal cross-cutters); 2) Davis Bacon compliance during response actions; and 3) compliance with work plans and loan/contract documents. They also will review pay requests and perform program reporting.

The County understands that the requested RLF funds will likely be insufficient to fully cover the costs of environmental cleanup activities and other brownfield redevelopment costs on a given site. Therefore, the County will use the RLF Grant program to leverage additional funds needed to support successful projects (Section 2.b.iii).

a.ii) The County anticipates providing RLF loans to developers and businesses with projects that require upfront cleanup to make the project viable. Developers of sustainable projects that reduce environmental impacts and create high-wage jobs or affordable housing with greenspace and recreational amenities will be the RLF applicants of choice. The County will seek projects and developers for the four targeted brownfields described in Section 1. The County will also target the following entities as potential loan applicants: 1) private developers; 2) growing businesses; and 3) non-profit organizations. Each of these is a candidate encountered through economic redevelopment and business attraction efforts of the County's tax increment financing authority (TIFA). The TIFA is in the ideal position to market RLF loans because developers seek it out to initiate real estate, development, and financial discussions.



The County has made the area's lenders, attorneys, realtors, developers, businesses, and other local and regional business and community organizations familiar with the County's brownfield and EPA Assessment Grant programs. The County will reach out to these entities to educate them on the availability, use, and benefits of the RLF Grant program. The County will also undertake the following marketing campaign to promote the availability of the RLF Grant and seek projects and developers for the priority sites:

- MCPED staff will introduce and explain the RLF Grant program to local trade organizations, business groups, and state economic development functions. The MCPED will also include the RLF program and priority sites in its discussions with Macomb Chamber of Commerce, Automation Alley, and defense industry trade organizations.
- The RLF Grant program and priority sites will be promoted on the County's website, which already includes continuously updated details on the availability and geographic information system (GIS) mapping of redevelopable sites, available incentives and the status of EPA Assessment Grant projects.
- An RLF Grant fact sheet will be developed and distributed to stakeholders and made available at relevant community and business events.
- Local governments will be contacted to advertise the RLF grant on their websites.

a.iii.) The County has an experienced, dedicated brownfields team capable of managing the RLF Grant, leveraging funding for successful projects, and approving RLF projects. The RLF Project Team management will consist of a Director, Project Manager, Financial Manager, and Legal Counsel (see Section 2c). This same team manages the EPA Assessment Grant program. The Project Manager will be responsible for coordinating all aspects of the grant program, including selecting projects and borrowers and making loans, planning and overseeing cleanups, conducting community outreach, project reporting, and retaining a qualified environmental consultant. The Financial Manager will be responsible for project accounting and reviews of borrowers and loans. Procedures and programs for reviewing loan requests, creating loan documents, tracking repayments, and enforcing loan and development agreements have been developed through existing economic incentive programs.

The Project Team will be supported by the BRA and a qualified environmental consultant. The Director will have final signatory authority for all loans. The County's Legal Counsel will assist in preparing and reviewing development agreements, and loan, security, and mortgage documents. Macomb County, the Michigan Economic Development Corporation (MEDC), and Automation Alley will be responsible for marketing the program, attracting developers and businesses, qualifying developments and sites, identifying candidates for loans, and obtaining leveraged incentives. The Project Manager will perform financial reviews of borrower financial statements and project *pro formas*. The qualified environmental consultant will be responsible for cleanup planning and monitoring, Davis-Bacon compliance and auditing, and ensuring that cleanups comply with the Michigan Voluntary Cleanup Program (VCP).

The County will secure technical expertise from one or more local environmental consulting firms through a competitive procurement process. The selected firm(s) will be procured in accordance with applicable federal acquisition requirements (40 CFR §30), and will have the necessary qualifications and experience with EPA RLF Grants to be a part of the County's team.

b. Budget for EPA Funding and Leveraging Other Resources

i. Budget: Approximately 91% (\$907,000) of the RLF budget will go directly to cleanup work. No expenses will be incurred for overhead, travel, equipment, or supplies. Costs for these categories will be in-kind (detailed in Section 2.b.iii). The 20% cost share will be achieved by requiring borrowers to contribute, directly or through external leveraging, at least 20% of the response action costs for RLF-funded projects.



Hazardous Substances Sites – Project Tasks for LOANS					
Budget Categories	Task 1: Outreach & Marketing	Task 2: Loan Processing & Execution	Task 3: RLF Management	Task 4: Cleanup Oversight	Total
Personnel*	2,000	7,500	11,000		22,500
Contractual		10,500	7,000	50,000	60,500
Loans		653,000			658,000
Other-Legal Fees		9,000			9,000
Subtotal	2,000	680,000	18,000	50,000	750,000
Cost Share		150,000			150,000
Petroleum Sites – Project Tasks for LOANS					
Personnel*	2,000	2,500	3,000		7,500
Contractual		3,500	3,000	15,000	21,500
Loans		218,000			218,000
Other-Legal Fees		3,000			3,000
Subtotal	2,000	227,000	6,000	15,000	250,000
Cost Share		50,000			50,000
Total	4,000	907,000	24,000	65,000	1,000,000
Total Cost Share		200,000			200,000

* *Personnel budget category includes wages and benefits*

Task 1 – Outreach and Marketing costs of \$4,000 are included. Cost is inclusive of staff time for development of materials and various presentations estimated at a total of 80 hours at \$50/hour. Outputs include development of marketing materials and facts sheets, and specific outreach events that explicitly promote the RLF or for public outreach for specific RLF projects.

Task 2 – Loan Processing and Execution costs of \$907,000 are included. Personnel costs of \$10,000 are estimated at a total of 200 hours at \$50/hour. Contractual services for an environmental consultant(s) are estimated at \$14,000 and legal services are estimated at \$12,000 over the life of the RLF. Outputs will include development of project procedures and forms, development of loan documents, processing payments, and completion of all document preparation and community involvement activities, such as reviews of project summaries, site characterization reports, requested funding, project financial *pro formas*, and preparation of Analyses of Brownfield Cleanup Alternatives (ABCAs), Site Specific Community Relations Plans (CRPs), Decision Memoranda, and loan and security agreements.

Task 3 – RLF Management costs of \$24,000 are included. This includes review/approval of invoice activities and amounts; tracking invoices/costs against approved work plans and budgets; preparing quarterly reports; tracking outcomes; and revolving loan fund operation. Personnel costs are estimated at 280 hours at \$50/hour for a total of \$14,000 and contractual costs of \$10,000 for an environmental consultant comprise the remainder of the budget for this task. Outputs will include successful project accounting, grant drawdown, loan invoice payment, and timely quarterly reports.

Task 4 – Cleanup Oversight contractual costs of \$65,000 are included for an environmental consultant to monitor cleanups for compliance with RLF Grant provisions, Davis-Bacon and other federal cross-cutting requirements, and VCP cleanup goals and criteria. Contractual costs also will include technical reviews of cleanup plans and reports, and coordination with the state environmental agency. Outputs will include completion of up to five loan-funded site cleanups, completion of up to five Davis-Bacon compliance reports, and regulatory sign-off on conformance of cleanup projects with the VCP.

b.ii. The County's goals for its brownfield program are to encourage redevelopment in target neighborhoods by assembling and leveraging a set of economic development tools designed to offset the additional costs and risks of undertaking brownfield redevelopment. The economic, social, and environmental benefits of a successful brownfields redevelopment program are



substantial. The RLF will provide a powerful tool to fund upfront cleanup costs on those brownfields where existing contamination is truly an impasse to redevelopment. The County will measure and track the listed outputs and outcomes on a quarterly basis. The results will be distributed to the project team and posted on an RLF Performance Dashboard on the County's website. The dashboard will join the County's own performance dashboard and be updated quarterly.

Tracked and Documented Outputs	Tracked and Documented Outcomes
Number of sites qualified for the RLF Grant program	Number and sizes of properties returned to a productive use
Number of cleanup plans prepared and approved by MDEQ for sites where EPA Grant funds is utilized.	Number of acres cleaned up to mitigate unacceptable exposures
Number of loans completed	Types/values of economic incentives leveraged
Number of new sites added to County's Brownfield Plan	New investment leveraged
Number of sites remediated	Number of total housing units and affordable housing units constructed
Number of redevelopment projects completed	New jobs created
Number of Leadership in Energy and Environmental Design (LEED) Certified redevelopment projects	Acres of greenspace created / preserved
	Increase in median incomes in target neighborhoods

b.iii.) RLF Grant funds can be a vital component for catalyzing a brownfield redevelopment project because they can cover the costs and cash flow for critical environmental response actions. This financial support alone is rarely sufficient to ensure a successful redevelopment, so it must be used to leverage other sources of funds. Leverageable funds come in two varieties: 1) those under the control of the Grantee and local partners for which commitments are highly certain; and 2) those under the control of others, such as state and local brownfield programs and grants, for which commitments to a project are predicated upon eligibility requirements. The leverageable local funds available for the RLF program are listed in the following table:

Source	Resources and Role	Estimated Value	Likelihood
Macomb County	Meeting rooms, educational materials, staff time for press releases, outreach meetings/hearings, website updates.	\$25,000 (500 hrs @ \$50/hr)	100%
	Staff time to prepare template loan agreements.	\$20,000 (400 hrs @ \$50/hr)	100%
	Legal Counsel to review access agreements and loan documentation	\$40,000 (20 hrs @ \$200/hr)	100%
	Staff time to document site selection process, establish document repositories and prepare/negotiate loan agreements.	\$20,000 (100 hrs @ \$50/hr per loan, 4 loans)	100%
Macomb Community College*	Meeting/event rooms, educational materials, marketing, outreach meetings/hearings, website updates.	\$10,000 (200 hrs @ \$50/hr)	100%
Brownfield Redevelopment Authority	Tax increment reimbursement of eligible assessment, cleanup and redevelopment costs; grants and loans up to \$100,000/yr	Depends on cost of activities and value of redevelopment	100% if redevelopment occurs



Source	Resources and Role	Estimated Value	Likelihood
Tax Increment Financing Authority	Loans for site improvement and infrastructure (\$2,000,000/yr available)	Depends on cost of activities	100% if redevelopment occurs
Michigan Economic Development Corporation*	Tax increment reimbursement of eligible costs; grants, loans or other assistance.	Depends of cost of activities and value of redevelopment	100% if approved by MEDC

* Commitment letters attached in Attachments D and E.

The following existing state and federal resources are also available by application and may be used to supplement grant funds:

- Michigan Brownfields Grants/Loans Grants/loans up to \$1,000,000 per site for assessment and remediation; ~ \$1.5 million in grant funds/\$10 million in loan funds are available; legislation is pending to add \$12,500,000 to the grant fund.
- Michigan Clean Water State Revolving Fund & Strategic Water Quality Initiative Fund: grants and loans to plan and design storm sewer infrastructure improvements and eliminate illicit discharges to the water bodies of the state.
- Michigan Community Revitalization Program -- Grants up to \$1,000,000 to support brownfields redevelopment; approximately \$50 million in grant funds available.
- Michigan Business Development Program -- Up to \$10 million to support development and expansion of businesses creating jobs; approximately \$50 million in funds available.
- EPA Brownfields RLF Grant Supplemental Funding and/or Cleanup Grants - The AEDC can apply for annual supplemental RLF funding, and/or Cleanup Grants of up to \$200,000 per site for grantee-owned property.

2.c. Programmatic Capability and Past Performance: i.) The project team will be led by a Director, Project Manager and Financial Manager and will include organizations such as Automation Alley and Arsenal of Innovation as partners to support administration and marketing of the program and business/development attraction. Mr. Stephen N. Cassin, AICP, Executive Director of Macomb County Planning and Economic Development (MCPED) and manager of environmental grant programs, will serve as the County's RLF Director. Mr. Cassin has over 31 years experience with economic development including the administration of \$12,000,000 federally funded community development programs. He will be responsible for all grant operations (e.g., community relations/outreach, marketing, initial borrower/project evaluations, site/loan document preparation, reporting, etc.) and management of the environmental consultant. Mr. Jeff Schroeder, the RLF Project Manager, will support Mr. Cassin with the day-to-day communications, tracking, and documentation. Mr. Peter Provenzano, Finance Director and Chief Financial Officer for Macomb County, will serve as the RLF Financial Manager. Mr. Provenzano will be responsible for establishing and managing the financial accounts of the program and payment requests and transfers through the Automated Standard Application for Payments (ASAP) system. Mr. Cassin will represent the County/Grantee as signatory authority for all loans. Ms. Jill Smith, Macomb County's Corporate Counsel for the MC Board of Commissioners, will provide legal support to the project team for this RLF Grant. These key project team members for the County have performed the same roles for the County's EPA Assessment Grants since their award in 2005.

The County will endeavor to maintain the RLF grant management team in place during the entire grant project. The key members of the project team have already demonstrated longevity with their respective organizations and expect to remain throughout the RLF program. The County's plan for management continuity, in the event of loss of the Director or Project Manager, relies on the availability of the support personnel for each key position to step into that vacated position permanently or on an interim basis until a qualified replacement is identified. These support



staff already have experience with EPA Assessment Grant management and will quickly master the additional requirements and nuances of RLF Grant management.

The County will retain a highly competent environmental consultant to assist in managing and tracking the activities funded by the RLF grant. The environmental consultant will be retained using a Qualifications-Based Selection Process that complies with the applicable federal procurement regulations (40 CFR §31.36). The consultant will be experienced in all aspects of EPA RLF Grant management and will have demonstrated extensive experience with, and understanding of, the Michigan Voluntary Cleanup and EPA RLF Grant programs, and will have managed at least three successful brownfields redevelopment projects where multiple brownfields redevelopment financing incentives were leveraged.

c.ii.) Macomb County has not received adverse audit findings from an OMB Circular A-133 audit or an audit conducted by a federal, state, tribal, or local government inspector or similar organization.

c.iii.) In 2005, the County was awarded an EPA Assessment Grant for hazardous substances (\$200,000; ID 96584801-0). This grant was fully utilized. In 2008, the County secured an additional \$400,000 of EPA Assessment Grant dollars: \$200,000 petroleum (ID BF00E82401-0) and \$200,000 hazardous (ID BF00E82501-0). All of the subsequent EPA grant funds have been successfully used. The County has submitted and received approval for Quality Assurance Project Plans (QAPPs) and has conducted community engagement programs, complied with quarterly reporting and annual financial status reporting requirements, and successfully compiled required data in the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database. Grant activities have conformed to the work plans. Cumulatively for the three grants, 35 Phase I ESAs, 35 Phase II ESAs, and two asbestos surveys have been conducted. In Addition, 12 Baseline Environmental Assessment Reports and Due Care Plans have been prepared for Michigan's VCP. The direct and indirect outcome of the assessment grant program to date is: approximately 15 sites redeveloped, approximately \$170 million leveraged in private investment in communities, and over 3,000 temporary and permanent jobs have been created.

3. Community Engagement and Partnerships

3.a. Community Involvement: The County actively involved its citizens and community organizations in the previous grant projects to provide ample opportunity to become informed and provide input into all phases of grant-funded projects. The County will continue to use this type of approach for the RLF Grant program. The vital component of all community involvement programs is the partnership with Macomb County Habitat for Humanity (MCHFH), Macomb County Human Services Coordinating Body (MCHSCB), and Macomb Community College (MCC). The County will also contact the South Macomb Ministries Alliance (SMMA) for outreach to residents in south Macomb County. Each of the four neighborhoods targeted for use of RLF Grant funds (Section 1) will be contacted through multiple news media and outreach efforts led by MCHFH and MCC. Specific areas of concern for the residents will be gathered and considered for cleanup and redevelopment planning. Electronic and print media, and the community partners discussed below to ensure that outflow and inflow of information and opinion engages the broadest possible audience, especially minority/sensitive subpopulations.

Following EPA notice of the RLF Grant award, the County will announce the award and solicit input to the Work Plan and Project Budget through a press release to the largest news publication in the County (*Macomb Daily*), Advisor & Source newspaper and website, and to the local community government. Other communication means include: local television station (WXYT), local radio station (e.g. WJLB 98 FM), and a planned Macomb County Brownfield Cleanup Facebook site. Notice will be posted on the County's brownfield page, local communities' web pages, and provided in writing to the Macomb Chamber of Commerce and Automation Alley (AA) to forward to local business leaders. News releases, web postings, and written materials will include, in Spanish, a notice that Spanish-language versions of all community outreach materials are available and that translators will be available for public meetings and other communications. Copies of project documents will be posted on the



County's website, and hard copies will be available at MCPED to ensure access for those without information technology access. Public comments will be accepted verbally and in writing at the offices of the Project Manager and at an initial public kick-off meeting to be held at the County offices to acquaint citizens, community leaders, business and citizen groups, and other stakeholders with project goals and operational principles. The draft Work Plan will be modified, as appropriate, in response to relevant comments. Comments and responses will be summarized in the final Work Plan.

The next community outreach/involvement effort will occur when a site/project has been selected for an RLF loan, a remediation approach tentatively has been selected, or a draft ABCA has been prepared. The ABCA and supporting documents will be made available in readily accessible document repositories established at MCPED and posted on the County's brownfield web page. Notices of 30-day period for public comment on the ABCA, selected alternative, and proposed redevelopment will be disseminated as in the previous paragraph. A public meeting will be held at a readily identifiable and accessible public building in or as close as possible to the target neighborhood at the end of the comment period to receive and discuss additional comments. The County will partner with MCHF, MCC, and AA to identify the best meeting location and methods to involve as many residents as possible. All comments will be documented, and appropriate modifications will be made to the cleanup plan. Additional public meetings will be held at the conclusion of site cleanup and throughout the County's planning department approval process. Translators will be provided at the meetings, as needed.

3.b. Agency Partnerships: The County will continue its existing strong partnerships with local and state environmental/health agencies to ensure that the project is successful. The MCHSCB will play an important role helping the County coordinate various human health and outreach efforts for Macomb County Health Department (MCHD). The MCHD will continue to provide education/notification, follow-up testing and monitoring, and exposure evaluations in the County. The MCHD provides follow-up lead testing of children, education, and outreach to low income families in the County.

The partnership established with the Michigan Department of Environmental Quality (MDEQ) through the County's existing brownfields and EPA Assessment Grant programs will be continued to help ensure appropriate RLF cleanup and development of brownfields. RLF cleanups will be conducted in compliance with Michigan's VCP. Partnering with MDEQ district and headquarters staff will be important for acquisition of technical support, resolution of regulatory or procedural issues, and interpretation of rules and guidance documents. The MDEQ will review and approve Closure Reports (compliance with VCP) for sites where response actions are conducted. When tax increment financing is used to reimburse eligible costs of environmental activities, Work Plans must be reviewed and approved by the MDEQ prior to implementation. The MDEQ also manages the state's Brownfields Grant and Loan Program.

The cleanup criteria established by the MDEQ under the Michigan VCP will be used to identify and address on-site health and environmental threats posed by the identified contamination. If imminent threats to human health or the environment are discovered during a cleanup project, the MCHD and/or MDEQ will be brought in as partners to provide appropriate notice, information, and services to the affected population. The expertise and experience of MCHD will be called upon to help identify/verify offsite health threats posed by identified contamination, identify related toxicological issues and perform risk evaluations, design and conduct notification/education programs, and coordinate health testing if a brownfield site is confirmed to pose an off-site exposure risk. The MCHD and MDEQ will identify appropriate response actions and monitoring programs to mitigate the threats.

There are no EPA Environmental Workforce Development and Job Training programs currently operating in the County. However, partners of the RLF grant program, Macomb Community College and Automation Alley (Section 3c), will provide various training and events for job training, job searches, and environmental outreach.



3.c. Community-Based Organizations The following community-based organizations will be directly involved in the RLF Grant project. The organizations' letters of support are in Attachment D.

Automation Alley (AA) promotes and market advanced technology-based economic growth in Southeast Michigan, including the "defense corridor" in the County. Macomb County and AA will help the RLF team secure funding for start-up small and medium sized companies, provide opportunities for advanced job skill training, diversify the advanced manufacturing industry in the region, and provide a state-of-the-art facility for large brownfield redevelopment events.

Macomb County Habitat for Humanity (MCHFH) is an international, non-profit, Christian-based organization whose mission is to provide low-income families with decent, affordable housing. The MCHFH will be one of several community-based organizations that will assist the RLF program with outreach to low-income/minority residents (affected by brownfields) in target cleanup areas, and provide assistance with identifying funding sources for housing.

Macomb Community College (MCC) is a publically funded and community-based institution that continues to be committed to helping the County train and educate students on environmental stewardship and work-force related topics. MCC will provide marketing, outreach, training, and meeting facilities for the RLF program.

Six Rivers Regional Land Conservancy (Six Rivers) and Clinton River Watershed Council (CRWC) are non-profit organizations dedicated to preserving green space and protecting water bodies and watersheds in the County. Six Rivers and the CRWC will assist the RLF management team with identifying sites negatively impacting the river, developing strategies for redevelopments or conservation easements that would reduce riverine impacts, and expanding nature preserves and proposed trails along the Clinton River and water bodies.

4. Program Benefits

The County's brownfield redevelopment strategy is based on a community-approved "vision statement," which includes economic development/revitalization, safe and attractive neighborhoods with affordable housing, efficient public services, and protection and linking of existing parks/greenspace as key goals. The brownfields located in low-income, sensitive populations in the urban core neighborhoods along the Clinton River, are contrary to, and impeding progress toward this vision. The availability of RLF funding will provide positive support for the County's desired, but as yet unfunded, objective of addressing the health and welfare of disproportionately impacted populations, improving environmental justice, promoting economic growth and revitalization in the target neighborhoods, protecting and expanding parks, green space, and recreational opportunities, restoring the rivers, supporting reuse of existing infrastructure, and promoting sustainable development. These redevelopment outcomes coincide with the guiding Livability Principles¹ of increasing economic competitiveness, leveraging federal investment, and valuing and supporting the community and its neighborhoods.

4.a. Welfare and/or Public Health: Macomb County's brownfield redevelopment strategy is to target four areas located in the southern manufacturing and business corridor areas which will have the greatest effect on improving adjoining residents' health and welfare by removing sources of contamination, thus limiting inhalation, ingestion, and dermal exposures and eliminating sources of contamination impacting the County's water bodies. Redevelopment of the brownfields in the four selected urban core neighborhoods epitomizes the equitable development principles of enabling low-income and low-wealth residents to participate in and benefit from local development and economic activity. Because this work will be completed on existing industrial sites, residents will reap the benefits without being displaced from their homes or neighborhoods. The health and welfare risks described in Section 1 will be abated when exposures to contaminants and other dangers on the priority sites are mitigated. The actions and benefits associated with cleanup of the priority sites are summarized below:

¹ Principles adopted by the partnership between the EPA, United States Department of Transportation, and United States Department of Housing and Urban Development to promote smart growth.

- **Warren** -- Targeted abandoned industrial properties in Warren, Center Line, and Eastpointe will be secured, abandoned containers will be disposed, asbestos and lead-based paint will be abated, and buildings will be demolished/recycled. Soil contamination will be removed or capped. Redevelopment and cleanup of target sites will: address existing health threats to the disproportionately low-income and African American population in these communities, and 2) will address suspected illicit industrial discharges that drain to public beaches.
- **Business Corridor Sites** - Vacated commercial and industrial sites will be secured and abandoned drums and near-surface soil contaminated with metals, PAHs, and solvents will be removed. The sites will be capped with soil, impervious surfaces, or buildings constructed with vapor intrusion barriers to prevent future exposures. Redeveloping select clusters of former machine shops/dry cleaners/gas stations along Gratiot Ave., Groesbeck Hwy., and Van Dyke Ave. will provide effective opportunities to mitigate exposures from migrating volatile contaminants to residents in adjacent, low-income neighborhoods.
- **Clinton River Landfill properties** -- Existing contaminated waste material will be removed to reduce dermal and inhalation exposure risks, allow redevelopment, and prevent continued seepage of contaminants into the Clinton River. Methane gas mitigation systems will be installed to address off-site migration concerns to adjacent schools and neighboring communities. The abandoned and vandalized brownstones building will be secured and evaluated for structural integrity for future renovation as multi-unit housing. Future redevelopment will work with CRWC to utilize low impact/ sustainable storm water design principals to reduce infiltration and discharge of contaminants to the adjoining Clinton River.
- **Former Sugar Beet Factory Site** -- The site will be secured from trespassers and surficial waste and debris will be removed. Surface soil contaminated with metals, solvents, and oils will be removed or capped as appropriate to prevent dermal contact concerns. The site will be redeveloped with multi-family housing, including affordable units, and park space consistent with surrounding land uses.

Redevelopment of target brownfields will limit uncontrolled nonpoint pollution sources (illicit discharges) and improve water and sediment quality in the Clinton River and Red Run Drain. This will result in reduction in river contaminants, improving aquatic life and allowing for additional recreational opportunities. RLF cleanup projects will be required to implement controls to prevent exacerbation of contaminants and potential of exposure to residents.

4.b. Economic Benefits and/or Greenspace: i). The projected brownfield redevelopments will create jobs, improve the tax base, provide recreation and greenspace, provide new market-rate and affordable housing, and revitalize urban core neighborhoods, consistent with the County's goals. Planned redevelopments of the four targeted areas will support industrial, office, and/or commercial uses, which will create good-wage job opportunities for local, low-income residents. The developments also will generate new property and income tax revenues for the County and stimulate economic activity in the respective neighborhoods. These outcomes coincide with the guiding Livability Principles of valuing and supporting the community and its neighborhoods and increasing economic competitiveness. Here is a summary of projected economic benefits:

- **South Industrial Area:** Redevelopment of light and heavy industrial and high-technology development will generate \$10-\$30 million in investment, generate \$200,000-\$400,000 in new property taxes yearly, and create 10-50 new jobs in a high unemployment area.
- **Business Corridors:** The redevelopment strategy for this areas projects approximately 50,000 square feet of mixed residential/commercial/retail space constructed in at least three designated areas. The development will generate approximately \$40 million in private investment, over \$500,000/year in property taxes, and over 250 jobs.
- **Clinton River Landfill Area:** Redevelopment of the abandoned Utica brownstones site and the former packing plant site with sustainable, affordable housing will bring residents in downtown Utica and help sustain existing business. The abandoned brownstones building is an opportunity to create a Leadership in Energy and Environmental Design (LEED) certified



condominium complex, a paved fitness trail, and a Livability/Sustainability concept to downtown Utica. The project would bring private investment of over \$2 million, support over 20 construction jobs, generate \$500,000 annually in new property taxes, and create new market-rate and affordable housing.

- **Former Beet Factory Site:** A multi-story, residential-retail development would add another \$2 million in investment, \$50,000 in annual property taxes, and 10-20 jobs.

4.b.ii). The County's redevelopment strategy incorporates requirements to preserve greenspace, limit urban sprawl and develop linking greenways and trails as priorities. The Macomb Agricultural Purchase of Development Rights (PDR) Committee is instrumental in limiting urban sprawl and preserving the existing agricultural and orchard areas in northern Macomb County. The RLF grant will provide opportunities to clean up and re-use vacant sites (with existing infrastructure) in southern Macomb County.

Other groups such as the Macomb Orchard Trail work to promote nature, sustainability practices, and greenspace preservation. The Macomb Orchard Trail was created in the early 2000's to transform abandoned railroads into non-motorized paved nature trails for public use. The trail now extends 23.5 miles and connects northern Macomb communities such as Shelby Township, Romeo, Armada, and Richmond. Redevelopment of the Clinton River landfill area (Utica/Shelby) will finally allow the construction of a very critical trail link for the planned 37-mile long Macomb County Loop Trail. Cleanup and redevelopment of the brownstones project Completion of the trail will re-direct urban sprawl (and jobs) back into downtown Utica.

Future redevelopment projects will be required, as part of site plan approval, to establish at least 20% of proposed sites for greenspace and recreation. The targeted redevelopment of the urban priority areas will include parks, recreational options, and greenspace. This is particularly important for the target neighborhoods because the low-income and minority populations living there tend to rely on low and no-cost public recreation for family activities. Redeveloping the former Sugar Beet Factory (Mt Clemens) is expected to create two acres of new park land.

4.c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse: Macomb County encourages sustainable development principles, including matching land uses to available infrastructure and protecting natural resources and greenspace. Because most brownfields in the County are abandoned/underutilized buildings located in areas served by existing infrastructure, the reuse of these sites epitomizes sustainable redevelopment. The MCPED has decided that RLF dollars will only be provided for projects where necessary infrastructure exists or can be upgraded at a reasonable cost. By incentivizing brownfields redevelopment, the MCPED will direct development into areas with existing infrastructure, limiting expenditures on utility extensions, reducing the use of construction materials (steel and concrete pipe, fiber optic lines, etc.), and reducing air emissions (greenhouse gases, particulate matter) from construction. The MCPED will be involved in the redevelopment projects and will encourage/require the use of green remediation techniques (e.g., idling reduction plans for equipment, solar-powered equipment, and use of biofuels) during brownfields cleanup. The MCPED will encourage the incorporation of innovative stormwater management techniques (rain gardens, bioswales, etc.), low-impact development design, and other sustainable design approaches into brownfields redevelopments, such as demolition and construction materials recycling (e.g., Brownstones of Utica), use of low-volatility building materials, and installation of energy efficient heating/cooling and lighting systems. The County's priority brownfields are located in the urban core neighborhoods, which are served by the existing mass transit system. Redevelopment of these sites will bring jobs, recreational opportunities, and other amenities into areas where residents are far more dependent on public transportation to get to jobs, shopping, and recreation. This also addresses the County's brownfield priority, which is to improve environmental justice and equitable access issues for residents of the low-income neighborhoods.

RLF loan terms and the site plan review process will be used to encourage sustainable reuse and energy efficiency through the LEED program and recycling/reuse programs. Green assessment and remediation techniques will be required for response actions undertaken with RLF funds.



ATTACHMENT A

Threshold Criteria



THRESHOLD CRITERIA

FY2013 HAZARDOUS SUBSTANCES REVOLVING LOAN FUND GRANT

1. **Applicant Eligibility:** Macomb County is a general purpose unit of local government in the State of Michigan.
2. **Description of Jurisdiction:** The RLF Grant will serve the entire County of Macomb, an area encompassing approximately 480 square miles of land, as defined by the county boundary.
3. **Letter from State Environmental Authority:** Macomb County has received a letter (Attachment B) from the Michigan Department of Environmental Quality (MDEQ) acknowledging that Macomb County plans to establish a revolving loan fund and conduct cleanup activities using federal grant funds.
4. **Oversight Structure and Legal Authority to Manage a Revolving Loan Fund Grant**
 - a. Macomb County will oversee cleanups by: 1) requiring Michigan Department of Environmental Quality (MDEQ) approval of cleanup plans to ensure compliance with the Michigan response action program, and 2) retaining a qualified environmental consultant to monitor the borrower's activities to ensure conformance with approved cleanup plans and applicable laws and regulations.

Macomb County will require each loan recipient to obtain MDEQ approval of Response Activity Plans before conducting cleanups. Macomb County will include that requirement in redevelopment and loan documents. Cleanups in Michigan are governed by Part 201 of the Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended (Part 201). The MDEQ and EPA have entered into a Memorandum of Understanding, which acknowledges that Michigan's Part 201 program for brownfield redevelopment provides response actions that are protective of human health and safety; offers an opportunity for public involvement; and allows for appropriate oversight and technical assistance. Non-labile brownfield developers have three options for obtaining MDEQ verification that planned response actions comply with the requirements of Part 201: 1) approval of a Response Activity Plan, and subsequent No Further Action letter, that describes activities necessary to protect human health and prevent exacerbation of contamination during site development and future use, 2) approval of an Act 381 Work Plan that describes activities necessary to protect human health/welfare/environment and that are eligible for tax increment financing, or 3) approval of a Remedial Action Plan that describes response actions needed to achieve closure of the site under Part 201. Deed restrictions used as part of safe-use strategies will be approved by the MDEQ.

Macomb County will procure services of one or more qualified environmental consulting firms (consultant(s)) to provide cleanup design and monitoring support. Macomb County and consultant(s) will work with RLF loan recipients in the early stages of project development, prior to MDEQ plan reviews, to provide feedback and guidance on intended cleanup actions to help ensure they achieve project goals, meet the desired cleanup goals, are cost effective, and meet Part 201 requirements. The consultant(s) will review remediation and bid plans and specifications to verify compliance with MDEQ-approved plans and inclusion of appropriate terms and conditions to ensure compliance with Davis-

Bacon, federal cross-cutter, and other program-specific requirements. The consultant(s) also will monitor field activities to verify compliance with approved work plans and contract documents.

Services of the consultant(s) will be procured upon award of the RLF grant, prior to selection of the first borrower/project. The consultant(s) will be selected in a competitive procurement process consistent with the provisions of 40 CFR 31.36.

All loan documents and grants will include language that provides to Macomb County the right to access and secure sites in the event of an emergency or default of a loan agreement or non-performance under a subgrant.

b. The legal opinion from Macomb County's legal counsel (Attachment C), affirms that Macomb County has the legal authority to access and secure sites in the event of an emergency, loan default, or non-performance under a subgrant. This legal opinion further affirms that Macomb County has legal authority to perform the actions necessary to manage a revolving loan fund.

5. **Cost Share:** Macomb County's 20% cost share for the \$1,000,000 RLF Grant will be met primarily through borrowers' contributions. Borrowers will be required to contribute 20% of the cost for RLF-eligible environmental response actions. This contribution may be in the form of equity, in-kind services, or a tax increment financed loan. The borrowers' required contribution may be off-set by leveraged funds from other sources, such as the MDEQ Brownfield Redevelopment Grant and Loan programs, local Tax Increment Financing Authority, and local foundations, when available and approved for the project.

ATTACHMENT B

State Letter





RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
LANSING



DAN WYANT
DIRECTOR

October 22, 2012

Mr. Jeffrey W. Schroeder
Macomb County
One South Main Street, 7th Floor
Mt. Clemens, Michigan 48043

Dear Mr. Schroeder:

SUBJECT: Letter of Acknowledgment Regarding the United States Environmental Protection Agency Brownfield Grant Proposal

The purpose of this letter is to respond to Macomb County's request for acknowledgment of a proposal to the United States Environmental Protection Agency (EPA) for a brownfield grant under Title II, Subtitle A, of the Small Business Liability Relief and Brownfields Revitalization Act of 2002 (the Brownfields Law). The Department of Environmental Quality, Remediation and Redevelopment Division, is supportive of community-based redevelopment efforts and has reviewed the information you provided.

Macomb County is applying for a \$1,000,000 revolving loan fund grant which can be used to conduct cleanup activities at eligible brownfield sites in the county. Macomb County, as applicant, is considered eligible for the award as a general purpose unit of local government.

Should the EPA provide this brownfield grant to Macomb County, it would allow the county to facilitate redevelopment and reuse of abandoned and underutilized brownfield properties, improving the county's environmental conditions and economic development. If you need further information or assistance, please contact Mr. Ron Smedley, Brownfield Coordinator, Remediation and Redevelopment Division, at 517-373-4805, or you may contact me.

Sincerely,

Susan Erickson, Chief
Brownfield Redevelopment Unit
Program Support Section
Remediation and Redevelopment Division
517-241-8707

cc: Ms. Deborah Orr, USEPA Region 5
Mr. Ron Smedley, DEQ

ATTACHMENT C

Legal Opinion





Mark A. Hackel
County Executive

CORPORATION COUNSEL

1 South Main St., 8th Floor
Mount Clemens, Michigan 48043
Phone: (586) 469-6346 ♦ Fax: (586) 307-8286

Corporation Counsel
George E. Brumbaugh, Jr.

Assistant Corporation Counsel
Frank Krycia
John A. Schapka
Jill K. Smith

November 5, 2012

Stephen Cassin, Executive Director
Department of Planning and Economic Development Department
One S. Main Street, 7th Floor
Mount Clemens, MI 48043

Dear Mr. Cassin:

Re: Legal Authority of Macomb County to Manage
Brownfield Cleanup Revolving Loan Funds

You have requested a legal opinion from this office regarding whether Macomb County has the legal authority to manage environmental cleanups using Brownfield Cleanup Revolving Loan Funds and whether Macomb County has the legal authority to manage the revolving loan fund involved in such cleanups.

Macomb County established the Macomb County Brownfield Authority (MCBA) pursuant to Brownfield Redevelopment Financing Act, MCL 125.2651 *et seq.* A brownfield redevelopment authority has the authority to do anything necessary and convenient to remediate brownfield properties [MCL 125.2657(1)(n)]. The MCBA is a political subdivision of Macomb County (MCL 125.2659). As a political subdivision of Macomb County, the MCBA serves as the brownfield redevelopment authority for Macomb County and may therefore manage any brownfield cleanup in a Macomb County municipality where there is not present a brownfield redevelopment authority.

Brownfield redevelopment authorities may make and enter into contracts necessary or incidental to the exercise of its powers and the performance of its duties, including, but not limited to, lease purchase agreements, land contracts, installment sales agreements, and loan agreements [MCL 125.2657(d)], make loans, participate in the making of loans, undertake commitments to make loans and mortgages, buy and sell loans and mortgages at public or private sale, rewrite loans and mortgages, discharge loans and mortgages, foreclose on a mortgage, commence an action to protect or enforce a right conferred upon the authority by a law, mortgage, loan, contract, or other agreement, bid for and purchase property that was the subject of the mortgage at a foreclosure or other sale, acquire and take possession of the property and in that event compute, administer, pay the principal and interest on obligations incurred in connection with that property, and dispose of and otherwise deal with the property, in a manner necessary or desirable to protect the interests

of the authority [MCL 125.2657(l)], and do all other things necessary or convenient to achieve the objectives and purposes of the authority [MCL 125.2657(n)].

It is our opinion that Macomb County through the Macomb County Brownfield Authority has the legal authority to manage the environmental cleanups and the related Brownfield Cleanup Revolving Loan Funds.

The Home Rule Charter of Macomb County gives the County Executive the authority to supervise, coordinate, direct and control facilities, operations and services of the County [Sec. 3.5(a)] and to exercise all incidental powers necessary or convenient for the discharge of the County Executive's duties [Sec. 3.5(c)]. In addition, a county board of commissioners is given the power to represent the county and have the care and management of the property and business of the county [MCL 46.11(l)].

Therefore, it is our opinion that Macomb County on its own, and through the Macomb County Brownfield Authority as its political subdivision, has the legal authority to access and secure sites in the event of an emergency or default of a loan agreement or non-performance under a subgrant.

This opinion is given solely for the benefit of Macomb County and for the benefit of the United States Environmental Protection Agency and may not be relied upon by any other person or for any other purpose.

If you have any question regarding this opinion, please call me.

Yours very truly,

A handwritten signature in dark ink, appearing to read "Jill K. Smith", is written over a light blue horizontal line.

Jill K. Smith
Assistant Corporation Counsel

ATTACHMENT D

Support Letters



Nov. 30, 2012

Mr. Stephen N. Cassin, AICP
Director
Macomb County Department of Planning & Economic Development
1 South Main, 7th Floor Mt. Clemens, MI 48043

Dear Mr. Cassin:

Automation Alley is pleased to provide this letter of support for Macomb County's application for the United States Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund Grant for 2013.

Automation Alley exists to promote and grow the innovation clusters that exist in Southeast Michigan. In 2003, Macomb County became the first regional Foundation Member of Automation Alley's nearly 1,000-member high-technology trade association. Together, Automation Alley and Macomb County have sought innovative ways to promote technology based economic development in our community. Program examples include seed funding for early stage high-tech companies, international trade with a focus on helping small and medium-sized companies to export their goods and services abroad and industry diversification with a focus on transitioning advanced manufacturing companies into the defense market.

If funded, Automation Alley commits to continuing this relationship and will seek all possible ways to add resources to support the grant's success:

- Automation Alley will assist Macomb County with public outreach activities; contacting various stakeholder and citizen groups, providing informational materials and hosting outreach events
- Automation Alley will refer projects and clients to applicant for use of grant funds
- Automation Alley will provide outreach support in our electronic newsletter
- Automation Alley will commit what research, planning and/or technical assistance support we have available to Macomb County

Macomb County and Southeast Michigan as a whole is an area poised to recover from the Great Recession leaner and more diversified than our region has been in the past, Federal resources are warranted in support of this endeavor and we strongly encourage the award of the EPA Brownfield Revolving Loan Fund Grant for 2013 to Macomb County.

Sincerely,



Ken Rogers
Executive Director
Automation Alley



Macomb County Habitat for Humanity

Macomb County
Jeff Schroeder
One S. Main Street, 7th. Floor
Mount Clemens, MI 48043

Dear Jeff,

Macomb County Habitat for Humanity is happy to provide this letter of support for Macomb County's application for a United States EPA Brownfield grant.

Macomb Habitat for Humanity is a community housing development organization that is dedicated to revitalizing neighborhoods within the county. We have a three pronged approach. This includes new construction, rehab construction and something we call "brush with kindness" which is exterior home repair. We have been a partner of the county for many years, often utilizing HOME and CDBG funds for our projects. A brownfield grant will be another tool in our toolbox to help revitalize neighborhoods. There are many scattered brownfield sites throughout the county that need attention, but without funds to clean them up, they will continue to sit and be a detriment to the community. Unfortunately Macomb County's cities and townships have been hit hard in this economic downturn and do not have the ability to address the issues without the help of the county and the federal government.

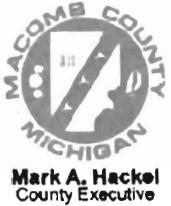
Macomb Habitat would be happy to assist the county in any way that may be of a benefit. I am confident that we work in many of the same areas where brownfield redevelopment is sorely needed. I look forward to sitting down with you and seeing where we may work together. Ours is a valuable partnership and we look forward to future collaborations.

Macomb County Habitat for Humanity would strongly encourage the granting of an EPA Brownfield Assessment & Clean up grant to Macomb County.

Sincerely,

Karan Bates-Gasior

Director of Strategic Programs



DEPARTMENT OF HEALTH & COMMUNITY SERVICES

One South Main Street - 8th Floor • Mount Clemens, Michigan 48043

Phone: (586) 469-7190 • Fax: (586) 469-5545

www.macombgov.org/hcs

Steven C. Gold, M.P.H.
Director

November 8, 2012

Mr. Jeff W. Schroeder, AICP
Macomb County Department of Planning
And Economic Development
One S. Main Street, 7th Floor
Mount Clemens, Michigan 48043

**SUBJECT: LETTER OF SUPPORT
BROWNFIELD REVOLVING LOAN FUND GRANT**

Dear Mr. Schroeder:

This letter is in support of the Macomb County Department of Planning and Economic Development's application for a United States Environmental Protection Agency (USEPA) brownfield revolving loan fund grant under Title II, Subtitle A, of the Small Business Liability Relief and Brownfield Act of 2002 (The Brownfields Law).

The Macomb County Department of Health and Community Services understands that Macomb County is seeking a \$1,000,000 grant to support redevelopment of brownfields to foster environmental justice in the lowest income neighborhoods in Macomb County, including multiple sites in the County's hard-hit southern-tier industrial cities. The grant will allow Macomb County to initiate a significant brownfield revitalization program including the following: assessing abandoned and potentially contaminated industrial sites, cleanup planning, and converting abandoned blighted sites back into revenue generating businesses. The grant would significantly strengthen the revitalization efforts of the community and provide necessary incentives to bring new business into the region.

This Department supports the Planning and Economic Development Department's application for the revolving loan fund grant and, once awarded, will partner with Planning & Economic Development upon request by providing assistance with community awareness efforts and information in our files on potential health concerns and other information useful for site selection/prioritization and the other proposed activities of the grant.

Sincerely,

Steven C. Gold, M.P.H., Director
Department of Health & Community Services

jms

cc: G. White, Deputy Health Officer
M. Solomon, Director, Community Services Agency
M. Ruemenapp, District Coordinator, Michigan State University Extension Service



**MACOMB COUNTY
HUMAN SERVICES COORDINATING BODY
22550 Hall Road
Clinton Township, Michigan 48036**

MEMBER AGENCIES

Circuit Court -
Juvenile Division

Community Mental
Health Services

Community Services
Agency

Department of Health
and Community
Services

Department of
Human Services

Department of Human
Services -
Rehabilitation
Services

Health Department

Intermediate School
District

Juvenile Justice Center

Martha T. Berry
Medical Care Facility

MSU Extension

Michigan Works!

Office of the County
Executive - Health and
Community Services

Planning Department

Prosecuting Attorney

Senior Citizen
Services

November 23, 2012

Macomb County Planning and Economic Development
Attn: Steve Cassin
One S. Main Street, 7th Floor
Mt. Clemens, MI 48043

Dear Mr. Cassin:

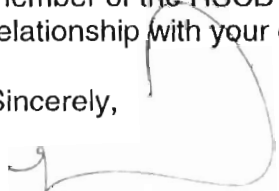
On behalf of the Macomb County Human Services Coordinating Body (HSCB) please accept our strong support for Macomb County's application for a United States Environmental Protection Agency (EPA) Brownfield grant.

If the grant is awarded, the HSCB stands ready to assist your organization with public outreach activities by promoting the grants to Macomb County's public human services network including advertising and outreach support to the extent that our resources and time allow.

We support any project that augments the HSCB vision statement of "*A County where community services are available and accessible to foster the development of individuals and families.*" We will respond favorably to your requests for assistance, as appropriate.

Again, we strongly support the funding of this project and as your office is a member of the HSCB Executive Council, we will continue our collaborative relationship with your office, if the project is funded.

Sincerely,


John Kinch
HSCB Lead Agency Chair

cc: HSCB Executive Directors



Macomb
Community College

Education • Enrichment • Economic Development

Discover. Connect. *Advance.*

Office of the President

November 12, 2012

Mr. Stephen N. Cassin, Executive Director
Macomb County Department of Planning
& Economic Development
1 South Main, 7th Floor
Mt. Clemens, MI 48043

Dear Mr. Cassin,

As president of Macomb Community College, I strongly support your application for both the Brownfield Assessment Grant which will provide funding for the county and its communities to assess, inventory and plan for cleanup related to Brownfield sites and a Brownfield Revolving Loan Fund Grant that will provide loans and sub-grants which can be used to carry out cleanup activities.

It is my understanding that Macomb County would administer the grants if they are awarded. Given our successful partnership history in economic development efforts, we would fully support your leadership and coordination role should this grant be funded.

In support of the county's defense initiatives the college has been very successful in securing training grants specific to the defense industry. Similarly, the college looks forward to exploring comparable opportunities in the environmental sciences and alternative energy fields.

There is a great need for this type of funding in Macomb County due to the scaling down and abandonment of its core businesses. We believe that the funding will be put to very good use and I am pleased to offer the resources available at Macomb Community College to support this important initiative.

Sincerely,

James Jacobs, Ph.D.
President



Mr. Stephen Cassin
Macomb County Planning and Economic Development
One South Main Street, 7th Floor
Mt. Clemens, Michigan 48043

November 15, 2012

RE: Support for the Macomb County RLF Grant Application

Dear Mr. Cassin:

This letter is in support of the Macomb County application for a United States Environmental Protection Agency (USEPA) brownfield revolving loan fund grant under Title II, Subtitle A, of the Small Business Liability Relief and Brownfield Act of 2002 (The Brownfield Law).

We understand the County is seeking a \$1,000,000 grant to conduct brownfield cleanup activities at hazardous substance and petroleum contaminated sites. The grant will allow the County to address contaminated sites along the Clinton River and within the watershed area.

The mission of the Clinton River Watershed Council is to protect, enhance, and celebrate the Clinton River, its watershed, and Lake St. Clair. Two of the organization's core values are *Education* and *Stewardship* which are essential in educating the public on ways to protect water quality and preserve the integrity of this watershed. Another one of the organization's core values is *Land Use: The way we use our land determines the condition of our water resources*. Your project fits well with the goals for watershed environmental preservation, conservation and creating public awareness.

Thank you for consideration of this grant application.

Sincerely,

Anne M. Vaara
Executive Director



Six Rivers

Regional Land Conservancy

4480 Orion Rd., 2nd Floor
P. O. Box 80902
Rochester, Michigan 48308-0902
248-601-2816
www.sixriversrlc.org
info@sixriversrlc.org

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Bloomfield Township
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Mount Clemens

Mary Sclawy
West Bloomfield

Roger Young
Bloomfield Hills

STAFF

Christopher Bunch
Executive Director

Heather Huffstutler
Stewardship Director

Dane Truscott
Land Protection Specialist

WE CONSERVE, SUSTAIN AND
CONNECT NATURAL AREAS, LANDS
AND WATERS THAT MAKE THE
PLACES WE LIVE SPECIAL

Six Rivers Regional Land Conservancy
is a private non-profit organization.
All contributions are tax deductible as
provided by law.



November 20, 2012

Mr. Stephen Cassin, AICP
Director

Macomb County Department of Planning and Economic Development
1 S. Main Street, 7th Floor
Mount Clemens, Michigan 48043

Re: Macomb County brownfield re-development grant applications

Dear Mr. Cassin,

I want to offer our enthusiastic support for your USEPA brownfield assessment and redevelopment grant applications. These programs will be great benefits to the County, helping to recapture the value of these properties and to reduce conversion of undeveloped land.

Six Rivers is a regional land conservancy, working in the watersheds of the Belle, Clinton, Flint, Huron, Shiawassee and Rouge rivers on Oakland, Macomb, Lapeer, Genesee and St. Clair counties. We work with individual landowners and with public agencies to permanently protect land from conversion and degradation. We use tools including conservation easements, fee acquisition of preserves, and assisting public agencies in acquiring land for parks and natural areas. This work helps sustain the quality of our communities and maintain the health and vitality of our natural and agricultural resources.

We are actively engaged in acquisitions in Macomb County, and we are partners with the County on projects like the Nicholson Nature Center. We are working to support the County in its efforts to recapture, restore and reconnect with the natural resources that are a major part of its communities, especially along the Lake St. Clair shoreline, the Clinton River and other important natural features.

Six Rivers is very interested in efforts to identify and revitalize properties that provide access to these natural features. We are also very interested in seeing other properties rehabilitated to house business and industry that can be relocated off of waterfront and other important natural assets. This will also help to relieve pressure on agricultural land in Macomb County, which is a key part of its economy.

Six Rivers can support Macomb County in these efforts by providing professional expertise on committees and boards. We are also able to participate in redevelopment projects where a conservation easement or preserve may be part of a remediation approach. We have worked on these types of projects in the past and would be glad to again.

Our land conservation work is an important component in sustaining and enhancing the economic viability of the communities we serve. Healthy and vibrant natural resources, outdoor recreation and aesthetic appeal are all key components of the most economically successful communities in the country. Studies clearly indicate the increased property values associated with communities having protected land. Similarly, there are numerous studies showing the better health, educational and other quality of life outcomes associated with protected land, access to high quality natural resources and healthy and abundant local food sources.

We are very excited about the opportunity to work with Macomb County to rehabilitate brownfields. The more we can direct the important economic growth opportunities to lands that have been previously converted and have infrastructure in place, the more we are able to relieve pressure on the green spaces we seek to protect. We urge you to fund their applications and invest in our efforts to re-create this important economic engine of America.

Sincerely,

A handwritten signature in cursive script that reads "Chris Bunch". The signature is written in dark ink on a light-colored background.

Chris Bunch,
Executive Director

MAYOR
JOHN CHIRKUN

MAYOR PRO TEM
ROBERT TAYLOR

CITY COUNCIL
SALVATORE AIUTO
JAN HAGGERTY
COLLEEN MCCARTNEY
BILL SHOEMAKER
MICHAEL SWITALSKI



CITY MANAGER
SCOTT A. ADKINS

CITY CLERK
RICHARD M. STEENLAND

CITY TREASURER
CATHERINE J. HAUGH

Mr. Jeff W. Schroeder, AICP
Macomb County Department of Planning
& Economic Development
One S. Main Street, 7th Floor
Mount Clemens, Michigan 48043

November 8, 2012

Dear Mr. Schroeder:

This letter is in support of the Macomb County Department of Planning and Economic Development's application for a United States Environmental Protection Agency (USEPA) brownfield assessment grant under Title II, Subtitle A, of the Small Business Liability Relief and Brownfield Act of 2002.

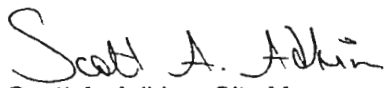
The City of Roseville understands that Macomb County is seeking a \$400,000 grant to conduct a community-wide assessment of hazardous substance and petroleum contaminated sites. The grant will allow Macomb County to initiate a significant brownfield revitalization program including the following: assessing abandoned and potentially contaminated industrial sites, cleanup planning, and converting abandoned blighted sites back into revenue generating businesses. The grant would significantly strengthen the revitalization efforts of the County and provide necessary incentives to bring new business into the region.

The City of Roseville supports the Planning and Economic Development department's application for the assessment grant and, once awarded, will assist the department when possible with revitalizing our older communities by supporting redevelopment efforts is essential to building a stronger, more competitive region and we feel that this effort will increase economic activity and opportunities for both businesses and individuals alike.

To complement the brownfield assessment grant, the City of Roseville is nearing completion of receiving certification from the State of Michigan Economic Development Corporation as a certified "Redevelopment Ready Community", an EPA supported non-profit Smart Growth initiative which challenges older communities to modify and streamline municipal processes to become more predictable, cost effective, and efficient. This designation will serve as a catalyst for development opportunities for a proactive Macomb County community and will assist with regional economic development strategies to move Southeast Michigan forward.

Thank you for consideration of this grant application.

Sincerely,


Scott A. Adkins, City Manager

29777 GRATIOT, P. O. BOX 290 • ROSEVILLE, MICHIGAN 48066-9021

FAX (586) 445-5402 • TDD: 445-5493

www.roseville-mi.gov

Bldg. Inspections 445-5450
City Assessor 445-5430
City Clerk 445-5440
City Manager 445-5410
Code Enforce 445-5447

Community Develop 445-5423
Controller 445-5417
Dist. Court 773-2010
D.P.W. 445-5470
Engineering 445-5445

Fire 445-5444
Housing 778-1360
Library 445-5407
Personnel 445-5412
Police 775-2100

Purchasing 445-5425
Recreation (Parks) 445-5480
Senior Center 777-7177
Treasurer 445-5420
Water (Billing) 445-5460
Water (Garage) 415-5466

Charter Township of Shelby

Richard H. Stathakis

Supervisor

52700 Van Dyke Avenue
Shelby Township, MI 48316-3572

Phone: (586) 731-5154

Fax: (586) 726-9370

E-mail: rstathakis@shelbytwp.org

Website: www.shelbytwp.org

November 13, 2012

Mr. Jeff Schroeder, AICP
Macomb County Department of Planning
And Economic Development
One S. Main Street, 7th Floor
Mount Clemens, Michigan 48043

Re: Brownfield Revolving Loan Grant

Dear Mr. Schroeder,

This letter is in support of the Macomb County Department of Planning and Economic Development's application for a United States Environmental Protection Agency (USEPA) brownfield assessment grant under Title II, Subtitle A, of the Small Business Liability Relief and Brownfield Act of 2002 (The Brownfields Law).

Shelby Township understands that Macomb County is seeking a \$1,000,000 grant to support redevelopment of brownfields to foster environmental justice in the lowest income neighborhoods in Macomb County. The grant will allow Macomb County to initiate a significant brownfield revitalization program including the following: assessing abandoned and potentially contaminated industrial sites, cleanup planning, and converting abandoned blighted sites back into revenue generating businesses. The grant would significantly strengthen the revitalization efforts of the community and provide necessary incentives to bring new business into the region.

The Charter Township of Shelby supports the Planning and Economic Development department's application for the revolving loan fund grant. Once awarded Shelby Township is prepared to assist the county with identification of proposed sites, outreach, community notification and other support services. This is consistent with our role of supporting Macomb County's economic development services.

Thank you for consideration of this grant application.

Sincerely,

CHARTER TOWNSHIP OF SHELBY



Richard Stathakis
Township Supervisor

H:\Economic Development\Brownfield Revolving Loan Fund Grant Letter (November 2012).docx

Richard H. Stathakis
Supervisor

Stanley T. Grot
Clerk

Paul Viar
Treasurer

Paula C. Filar
Trustee

Michael Flynn
Trustee

Lisa Manzella
Trustee

Douglas C. Wozniak
Trustee



Administration Building
40555 Utica Rd. / P.O. Box 8009
Sterling Heights, MI / 48311-8009

TEL 586.446.CITY (2489) / FAX 586.276.4077
cityhall@sterling-heights.net / www.sterling-heights.net
www.facebook.com/cityofsterlingheights / www.twitter.com/sterling_hts

CITY COUNCIL	
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Mayor Pro Tem	Michael C. Taylor
Councilwoman	Deanna Koski
Councilman	Joseph V. Romano
Councilwoman	Maria G. Schmidt
Councilman	Paul Smith
Councilwoman	Barbara A. Ziarko
CITY MANAGER	Mark D. Vanderpool

Mr. Jeff W. Schroeder, AICP
Macomb County Department of Planning
And Economic Development
One S. Main Street, 7th Floor
Mount Clemens, Michigan 48043

Dear Mr. Schroeder,

This letter is in support of the Macomb County Department of Planning and Economic Development's application for a United States Environmental Protection Agency (USEPA) brownfield revolving loan fund grant under Title II, Subtitle A, of the Small Business Liability Relief and Brownfield Act of 2002 (The Brownfields Law).

The City of Sterling Heights understands that Macomb County is seeking a \$1,000,000 grant to support redevelopment of brownfields to foster environmental justice in the lowest income neighborhoods in Macomb County. The grant will allow Macomb County to initiate a significant brownfield revitalization program including the following: assessing abandoned and potentially contaminated industrial sites, cleanup planning, and converting abandoned blighted sites back into revenue generating businesses. The grant would significantly strengthen the revitalization efforts of the community and provide necessary incentives to bring new business into the region.

The City of Sterling Heights supports the Planning and Economic Development department's application for the revolving loan fund grant and, once awarded, will help the department in marketing redevelopment of sites, and by promoting this program to developers and businesses to ultimately drive the necessary redevelopment to return brownfield sites to productive use in the community.

Thank you for consideration of this grant application.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Kasey Green'.

Kasey Green
Economic Development Manager



Mr. Jeff W. Schroeder, AICP
Macomb County Department of Planning
And Economic Development
One S. Main Street, 7th Floor
Mount Clemens, Michigan 48043

OFFICE OF THE MAYOR

ONE CITY SQUARE, SUITE 215
WARREN, MI 48093-6726
(586) 574-4520
www.cityofwarren.org

Dear Mr. Schroeder,

This letter is in support of the Macomb County Department of Planning and Economic Development's application for a United States Environmental Protection Agency (USEPA) brownfield revolving loan fund grant under Title II, Subtitle A, of the Small Business Liability Relief and Brownfield Act of 2002 (The Brownfields Law).

As you are aware, Warren is the third largest city in Michigan and is located directly north of Detroit. The City of Warren understands that Macomb County is seeking a \$1,000,000 grant to support redevelopment of brownfields to foster environmental justice in the lowest income neighborhoods in Macomb County. The grant will allow Macomb County to initiate a significant brownfield revitalization program including the following: assessing abandoned and potentially contaminated industrial sites, cleanup planning, and converting abandoned blighted sites back into revenue generating businesses. As Mayor of Warren, I have made the elimination of blight a top priority of my administration, the development of brownfield sites in Warren would significantly strengthen the revitalization efforts of the County and help bring new business into the region.

The City of Warren supports Macomb County Planning and Economic Development department's application for the USEPA revolving loan fund grant. once awarded, will assist the department when possible through staff participation and sharing resources such as promoting the program in the City of Warren *Newsbeat*. This publication is mailed to every Warren address on a quarterly basis.

I consider the acceptance of this application essential to further development in the region. If I can be of further assistance, please contact me at 586-574-4520.

Sincerely,

A handwritten signature in black ink, appearing to read "James R. Fouts".

James R. Fouts
Mayor, City of Warren

ATTACHMENT E

Leveraging Letter





EXECUTIVE COMMITTEE

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Chair

MEDC Executive Committee
President & CEO, Business
Leaders for Michigan, Detroit

Jeff Noe

Vice Chair
MEDC Executive Committee
Corporate Vice President
Communications and Public
Affairs, Whirlpool Corporation
Benton Harbor

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ASQ Renaissance

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Stryker Corporation

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Stephen R. D'Arcy
Detroit Medical Center and
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Haifa Fakhouri, Ph.D.
Arab American and
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Kirk J. Lewis
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Corporate Manager, Retail &

Jeff Metts
Dowling Industries

Greg Northrup
West Michigan Strategic Alliance

John Rakolta, Jr.
Westland

Christopher L. Rizik
Renaissance Bank, N.A. (PNC Bank)

Ann Marie Sastry, Ph.D.
Southfield

Marilyn Schlack, Ph.D.
Executive Director
Community College of Michigan

Dayne Walling

November 9, 2012

Ms. Deborah Orr

U.S. Environmental Protection Agency (EPA), Region 5

77 West Jackson Boulevard

Chicago, Illinois 60604-5307

Dear Ms. Orr:

The Michigan Economic Development Corporation (MEDC) would like to express its support for the Macomb County's application for a U.S. EPA Brownfields Revolving Loan Fund Grant. The EPA's assistance has provided communities throughout the state with the brownfield cleanup and redevelopment resources needed to reinvigorate communities, mitigate health and environmental hazards, and address long-standing environmental justice issues associated with our brownfield sites.

The MEDC recognizes the strong commitment and assistance that the EPA has provided to Michigan in our mutual efforts to redevelop contaminated brownfield sites. The EPA has been a valued partner in Michigan's efforts to turn blighted, contaminated properties into nationally recognized brownfield redevelopments. The MEDC will continue to support brownfield opportunities and will work to leverage all available resources to bring projects through the process and back to useful life.

EPA funding will continue to complement our successful partnership with Macomb County and allow Michigan to continue the economic momentum sweeping throughout our state. We encourage the EPA to review this application and give it full consideration as it works to distribute funds through this program.

Sincerely,

Michael A. Finney
President and CEO

cc: Stephen Cassin, Executive Director of Planning & Economic Development, Macomb County

Michigan Economic Development Corporation

300 North Washington Square | Lansing, MI 48911 | 888.522.0103 | MichiganAdvantage.org | michigan.org

ATTACHMENT F

Checklist



Appendix 3

Special Considerations Checklist

Please identify (with an **X**) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the evaluation process.

- ☒ Community population is 10,000 or less
See Section 1.b for a discussion of micro-community, Center Line, with population of 8,257 (2010 US Census).
- ☐ Federally recognized Indian tribe
- ☐ United States territory
- ☐ Applicant assisting a Tribe or territory
- ☐ Targeted brownfield sites are impacted by mine-scarred land
- ☐ Targeted brownfield sites are contaminated with controlled substances
- ☐ Community is impacted by recent natural disaster(s) (2005 or later). To be considered, applicant must identify here the timeframe and type of natural disaster.
- ☐ Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation
- ☒ Community experiencing plant closures (or other significant economic disruptions) (2007 or later), including communities experiencing auto plant closures due to bankruptcy or economic disruptions. To be considered, applicant must identify here the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption. See Section 1.a.1 for plant closure discussion.
- ☐ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant.
- ☐ Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant
- ☐ Community is implementing green remediation plans